

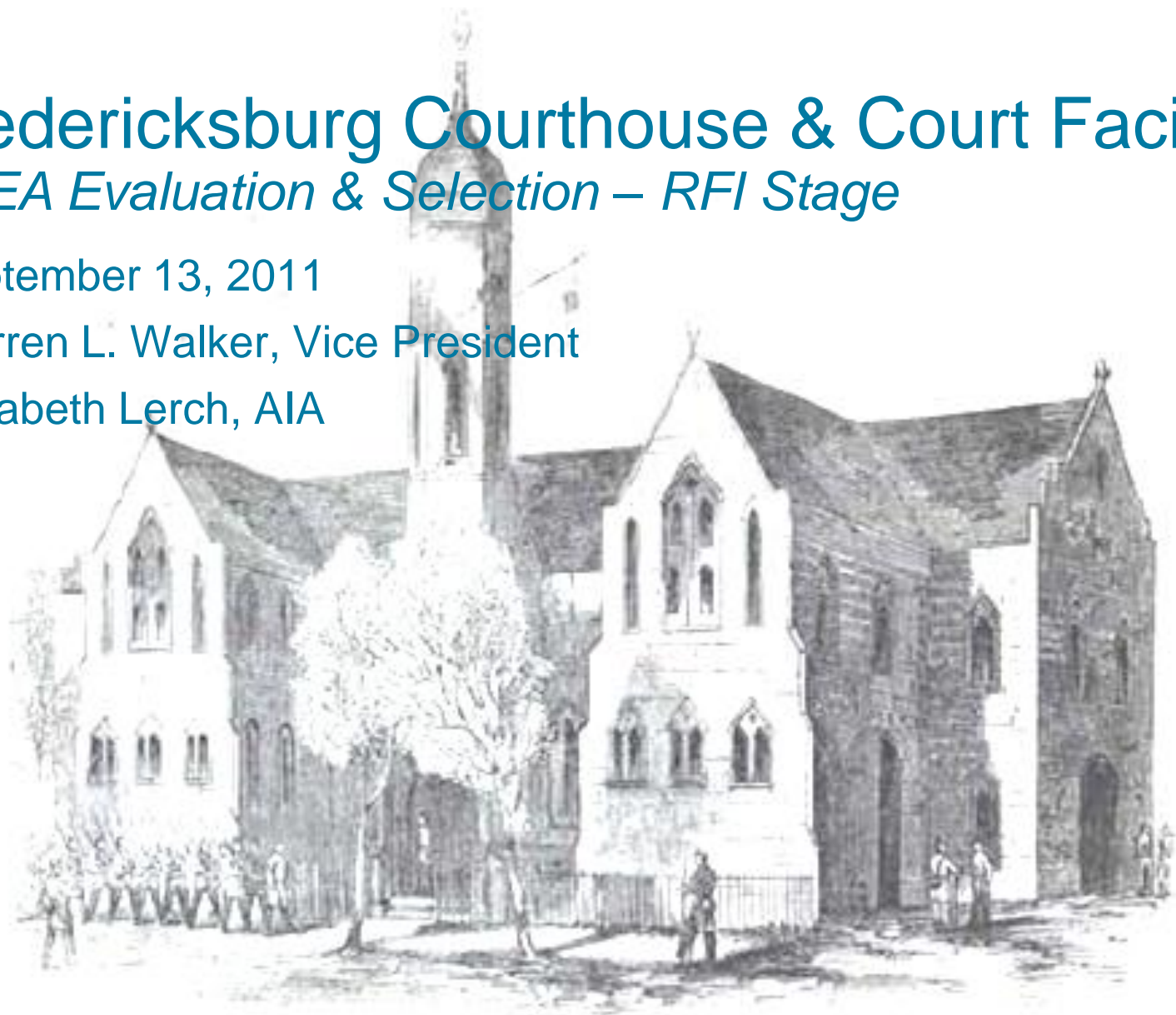
Fredericksburg Courthouse & Court Facilities

PPEA Evaluation & Selection – RFI Stage

September 13, 2011

Warren L. Walker, Vice President

Elizabeth Lerch, AIA



Imagine the result

Agenda

A Roadmap to Agreement....

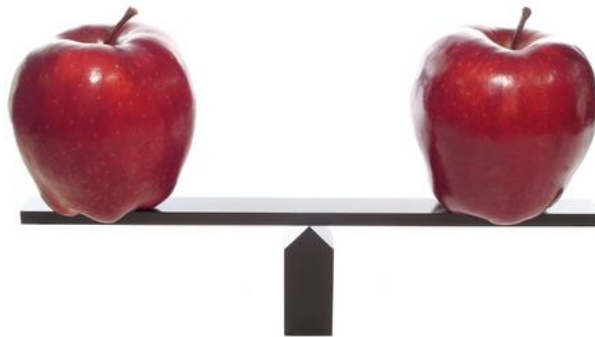
- ✓ Identify a subset of base concept options (one each)
- ✓ Define Evaluation Criteria
- ✓ Weight Evaluation Criteria (“Criteria Analysis Matrix”)
- 4. Receive/Discuss Strengths & Weaknesses *
- 5. Rank base concept options vs. weighted criteria *
- 6. If needed, evaluate remaining options *
- 7. Compare to base concept options *
- 8. Agree on #1 ranked firm/option for negotiations

* *Closed sessions*

Options

Identify a Subset of Base Options

1. FirstChoice
2. Donley's Option 1 (Reduced Base Design)
3. WM Jordan's Option 2 (Original proposal w/o Renwick)



Imagine the result

Evaluation Criteria

- A) Team - Experience & qualifications of both the designer and constructor who comprise the team.**
- B) Design - Acceptability of the courthouses exterior façade; functionality of the interior layout. Includes: technology, energy efficiency, security.**
- C) Cost - Acceptability of cost as expressed in the "Contract Cost Limit" and long range solution.**
- D) Phasing/Disruption - Can the phasing plan be executed in a non-disruptive manner for all major stakeholders?**
- E) Location - Is either location preferable in terms of site efficiency and impact on adjacent properties?**
- F) Schedule - Is any schedule preferable in terms of months to final completion?**
- G) Overall Project Benefit - Measure of total solution to City's long term space needs. Addresses parking, Fire Station, Executive Plaza, and Renwick.**

CRITERIA ANALYSIS MATRIX

PROJECT: FREDERICKSBURG COURTHOUSE													
PROJECT ELEMENT: NEW COURTHOUSE													
	B	C	D	E	F	G	H	I	J	Evaluation Criteria	Score	Weighting factor	
A	A 2	C 1	D 2	E 3	A 3	G 3				A) Team - Experience & qualifications of both the designer and constructor who comprise the team	5	11	
	B	B 2	B 3	B 1	B 3	G 2				B) Design - Acceptability of the courthouses exterior façade; functionality of the interior layout. Includes: technology, energy efficiency, security.	9	20	
		C	C 1	E 1	C 3	G 2				C) Cost - Acceptability of cost as expressed in the "Contract Cost Limit" and long range solution.	5	11	
			D	E 2	D 2	G 3				D) Phasing/Disruption - Can the phasing plan be executed in a non-disruptive manner for all major stakeholders?	4	9	
				E	E 3	G 1				E) Location - Is either location preferable in terms of site efficiency and impact on adjacent properties?	9	20	
					F	G 3				F) Schedule - Is any schedule preferable in terms of months to final completion?	0	0	
						G				G) Overall Project Benefit - Measure of total solution to City's long term space needs. Addresses parking, Fire Station, Executive Plaza, and Renwick.	14	30	
													100

KEY

Evaluation Criteria are used to compare the alternatives

Score is the total number of points accumulated for each criterion

Weighting factor is the relative numerical value of each criterion

Ranking

1 = Slightly more important than the other criterion it is being compared with

2 = Somewhere between the extremes of importance

3 = Much more important than the other criterion it is being compared with

Rank the Options

CLOSED SESSION

PPEA EVALUATION - CONFIDENTIAL






PROJECT: FREDERICKSBURG COURTHOUSE			Reviewer Name:					
PROJECT ELEMENT: NEW COURTHOUSE								
Evaluation Criteria	Report Sections	Weight	FirstChoice		Donley		Jordan	
			Rating	Score	Rating	Score	Rating	Score
A) Team - Experience & qualifications of both the designer and constructor who comprise the team	Sec. 1 All	11						
B) Design - Acceptability of the courthouses exterior façade; functionality of the interior layout. Includes: technology, energy efficiency, security.	Sec. 3.1 A D	20						
C) Cost - Acceptability of cost as expressed in the "Contract Cost Limit" and long range solution.	Sec. 2	11						
D) Phasing/Disruption - Can the phasing plan be executed in a non-disruptive manner for all major stakeholders?	Sec. 3.1.E	9						
E) Location - Is either location preferable in terms of site efficiency and impact on adjacent properties?	Concept Phase	20						
F) Schedule - Is any schedule preferable in terms of months to final completion?	Sec. 3.2							
G) Overall Project Benefit - Measure of total solution to City's long term space needs. Addresses parking, Fire Station, Executive Plaza, and Renwick.	Sec. 4 & 5	30						
Total Weighted Criteria								
RANKING								

Rate each firm on a scale of 1-7 for each Evaluation Criteria

Ancillary Court Spaces Impacted by Project

Use of Space	Current Location	Proposed:	First Choice Original	Jordan Option 2	Donley's Option 1	Other Potential Locations
Sheriff's Admin	Leased space	Proposed:	New CH	New CH	TBD	E. Plaza; Leased space
Commonwealth Attorney	Leased space	Proposed:	TBD	Renwick	Renwick	E. Plaza; Leased space
JDR Court Services (City)	E. Plaza	Proposed:	Ren. GDC	New CH	TBD	E. Plaza; Leased space
JDR Court Services (District)	E. Plaza	Proposed:	TBD	TBD	TBD	E. Plaza; Leased space
Drug Court	JDR Court Bldg.	Proposed:	TBD	New CH	TBD	E. Plaza; Leased space
IT Dept.	GDC Court Bldg.	Proposed:	TBD	TBD	TBD	City Hall; E. Plaza
City Attorney	GDC Court Bldg.	Proposed:	Renwick	TBD	TBD	E. Plaza; Leased space
Voter Registrar	E. Plaza	Proposed:	City Hall	TBD	TBD	E. Plaza; Leased space
Fire Admin	E. Plaza	Proposed:	E. Plaza	E. Plaza	New Fire Station	N/A
City Mgr.	City Hall	Proposed:	Renwick	N/A	N/A	N/A

Strengths and Weaknesses - Team

Criteria	W. M. Jordan	FirstChoice	Donley's
			
A) Team - Experience & qualifications of both the designer and constructor who comprise the team	<p>(+/-) WMJ did 5 courthouses (all <\$30M)</p> <p>(+) WMJ and WW did 5 D/B PPEA projects at Ft. Lee (housing)</p> <p>(+) Design PM, Randy Vaughn, 6 courthouses</p> <p>(+) Replacement Superintendent has courthouse experience</p> <p>(-) No courthouses by WMJ and WW together</p> <p>(-) Skip Smith, D/B PM, no courthouse experience</p> <p>(-) Construction PM, Wm Madison, no courthouse experience</p>	<p>(+) English & Moseley have done several PPEA/ D-B before.</p> <p>(+) Allen Hamblen is D/B PM and Construction PM (continuity) and has done PPEA with Moseley</p> <p>(+) Allen Hamblen managed Lynchburg courthouse project.</p> <p>(+) Design PM, Jay Moore, >40 courthouses</p> <p>(-) English and Moseley have not done a D/B Courthouse together before.</p>	<p>(+/-) Donley's did 6 courthouses, (3 >\$30M)</p> <p>(+) Ken Hendershott, D/B PM, has courthouse experience</p> <p>(+) Design PM Richard Ladson = 5 courthouses</p> <p>(-) Donley's and HDR have not done D/B before together</p>

Strengths and Weaknesses - Design

Criteria	W. M. Jordan	FirstChoice	Donley's
			
B) Design - Acceptability of the courthouses exterior façade; functionality of the interior layout. Includes: technology, energy efficiency, security.	<p>(+) Improved Exterior Appearance</p> <p>(+) 2 story appearance (3 incl. cellar)</p> <p>(+) No Waiver required for height</p> <p>(+) Base Proposal includes Sherriff's Security Space</p> <p>(+) Base proposal includes Sherriff's Admin Space</p> <p>(+) All Courtrooms have natural light.</p> <p>(+) No floors of building within 100 year-flood</p> <p>(-) Lower quality interior finishes</p> <p>(-) Street level ext. detail is minimal</p> <p>(-) Two courthouses (split operations)</p> <p>(-) Pedestrian appearance = steps/ramps due to raised first floor</p>	<p>(+) Positive Exterior Appearance</p> <p>(+) 2 story appearance (mansard 3rd story)</p> <p>(+) Exterior Material Quality.</p> <p>(+) Interior Material Quality</p> <p>(+) Option to buy 707 Princess Anne</p> <p>(+) Base Proposal includes Sherriff's Security Space</p> <p>(+) Base proposal includes Sherriff's Admin Space</p> <p>(+) Base proposal includes tunnel to GDC</p> <p>(-) Two building solution (JDR in GDC)</p> <p>(-) Limited redundancy in HVAC System specified</p> <p>(-) Only one courtroom in Circuit and GDC Courts gets natural light.</p> <p>(-) Waiver required for height of building</p>	<p>(+) Improved Exterior Appearance</p> <p>(+) Higher end interior finishes (Fairfax Court)</p> <p>(+) HVAC System provides redundancy</p> <p>(+) Donley's proposal connects the two Courthouses with a secure connection at basement level</p> <p>(+) Base Proposal includes Sherriff's Security Space</p> <p>(-) Exterior Appearance = 3 stories</p> <p>(-) Two building solutions (JDR in GDC)</p> <p>(-) No courtrooms in Circuit and GDC Courts get natural light.</p> <p>(-) Waiver required for height of building</p> <p>(-) Base proposal does not include Sherriff's Admin Space</p>

Strengths and Weaknesses - Cost

Criteria	W. M. Jordan	FirstChoice	Donley's
C) Cost - Acceptability of cost as expressed in the "Contract Cost Limit" and Life Cycle Cost	<p>\$28.7M CCL Option 2 99,130 sf new bldgs \$290/sf</p> <p>(+) Lowest cost per SF (+) No land Acquisition (+/-) Three story -construction (savings due to less stringent construction codes) (-) Lower-end exterior finishes than FirstChoice proposal (-) Lower unit price due to assumed high SF efficiency 71.5% vs 57% Donleys, 60% FC (-) No tunnel provided in the Base Option 2 proposal cost (Add Alternate \$353,523) (-) Lower-end interior finishes than Donley proposal (-) Lowest FF & E for all 3 proposers (\$798,000) (-) Unknown additional city costs for double move of J & DR and GDC (IT, phones, furniture, files)</p>	<p>\$35M CCL 95,918 sf new bldg /renovated GDC \$365/sf</p> <p>(+) Includes cost of Connector Tunnel (+) Higher-end exterior finishes than Donley or WM Jordan proposals (+) Highest contingency (\$2,050,000) (+) Highest FF & E Allowance of 3 proposals (\$2,177,500) (-) Land Acquisition required (707 Princess Anne) (-) Lower-end interior finishes than Donley proposal (-) Relocation of Drug Court to other leased space (undetermined) not included in CCL (-) Relocation of current tenants of the GDC to other space (undetermined) not in CCL</p>	<p>\$37.1M CCL for Option #1 w/Fire Station 111,840 sf new bldg /renovated GDC \$332/sf plus 20,494 sf Fire Station = \$7.5M</p> <p>(+) Higher-end interior finishes than other proposals (+) Cost includes a Secure connection route between the two buildings. (-) Lower-end exterior finishes than FirstChoice proposal (-) FF & E Allowance (\$1,335,250) is substantially lower than FirstChoice Proposal which allows \$15/SF. (-) Land Acquisition required for New Fire Station</p>

Costs – 3 Closest Options

	WM Jordan Opt. 2	FirstChoice	Donley's Opt. 1
	Without Renwick Bldg.		Reduced Base Design
Reimbursable Costs			
Site Construction	\$ 759,710	\$ 838,400	\$ 1,423,000
Building Construction	\$ 21,221,713	\$ 26,142,931	\$ 25,771,500
Builder's Risk Insurance	\$ 53,107	\$ 52,000	\$ 49,800
8 Subtotal of Site, Building and Risk Insur. Costs	\$ 22,034,530	\$ 27,033,331	\$ 27,244,300
Inspection and Testing	\$ 50,000	\$ 125,000	\$ 100,000
Fixtures and Equipment Allowance	\$ 1,335,250	\$ 2,177,500	\$ 2,200,000
Private Entity's Contingency	\$ 1,758,513	\$ 2,050,000	\$ 1,500,100
Commissioning (Cx)	\$ 75,000	\$ 60,000	\$ 110,000
15 Subtotal Inspec. & Test., Priv. Entity Contingency & Cx (line 15 / line 8)	\$ 3,218,763 14.6%	\$ 4,412,500 16.3%	\$ 3,910,100 14.4%
Subtotal of Reimbursable Costs	\$ 25,253,293	\$ 31,445,831	\$ 31,154,400
Fixed Costs			
Architecture/Engineering Fee and Expenses	\$ 2,152,970	\$ 2,310,000	\$ 3,404,500
General Contractor Fee	\$ 1,300,000	\$ 1,220,000	\$ 1,013,100
Subtotal of Fixed Costs	\$ 3,452,970	\$ 3,530,000	\$ 4,417,600
Fire Station Land Costs	\$ -	\$ -	\$ 1,550,000
CONTRACT COST LIMIT (CCL)			
Reimbursable + Fixed Fee Costs (Not to Exceed)	\$ 28,706,263	\$ 34,975,831	\$ 37,122,000
New Building Area (gsf)	99,130	95,918	111,840
Unit Cost New Building (\$/gsf)	\$ 289.58	\$ 364.64	\$ 331.92
CCL with Only "Add/Alt. Replace HVAC @ Executive Plaza"	\$ 2,003,616 \$ 30,709,879	\$ 1,677,263 \$ 36,653,094	\$ 934,900 \$ 38,056,900
ALTERNATE PRICES			
Add/Alt. Replace HVAC @ Executive Plaza (add)	\$ 2,003,616	\$ 1,677,263	\$ 934,900
Omit Renov. of Exist. GDC Bldg. & Omit New Tunnel (deduct)	\$ -	\$ (5,384,004)	\$ -
Add/Alt. Tunnel from JDR to GDC (add)	\$ 353,523	\$ -	\$ -
Add/Alt. Reduce Building Height by 4'-0" (deduct)	\$ (118,456)	\$ -	\$ -
Add/Alt. 4th Apparatus Bay @ Fire Station (add)	\$ -	\$ -	\$ 150,000
Add/Alt. 3,000 SF of Additional Space into the Fire Station (add)	\$ -	\$ -	\$ 375,000
Add/Alt. for Basic HVAC Upgrade @ Executive Plaza (add)	\$ -	\$ -	\$ 205,000
CCL w/ ALL ALTERNATES	\$ 30,944,946	\$ 31,269,090	\$ 38,581,900

Strengths and Weaknesses – Phasing, Location, Schedule

Criteria	W. M. Jordan	FirstChoice	Donlev's
D) Phasing/Disruption - Can the phasing plan be executed in a non-disruptive manner for all major stakeholders?	(+) No land acquisition (+) No Fire Station move required (-) JDR and GDC move twice (-) Street in front of Marriott Hotel will need to be closed to through traffic. (-) Added disruption to operations/moving costs	(+) JDR only temporary court. (+) No Fire Station move required (-) JDR to Exec Plaza (-) Street in front of Marriott Hotel will need to be closed to through traffic to construct tunnel.	(+) Courts move once into new building (-) Purchase Fire station land (-) Build new Fire Station first
E) Location - Is either location preferable in terms of site efficiency and impact on adjacent properties?	(+) Between Scheme 2 & 5 (-) Street in front of Marriott Hotel will need to be closed to through traffic. (-) Further from garage	(+) Includes 707 Princess Anne property (-) Further from garage (-) Charlotte Street in front of Marriott Hotel will need to be closed to through traffic to construct tunnel.	(+) Closer to garage (-) Requires new Fire Station
F) Schedule - Is any schedule preferable in terms of months to final completion?	(+) Dec 2014 completion	(+) Nov 2014 completion	(+) Oct 2014 completion

Strengths and Weaknesses – Overall

Criteria	W. M. Jordan	FirstChoice	Donley's
			
G) Overall Project Benefit - Measure of total solution to City's long term space needs. Addresses parking, Fire Station, Executive Plaza, and Renwick.	<p>(+) JDR and GDC buildings replaced</p> <p>(+) No height variance required</p> <p>(+) Lowest floors above 100 yr flood level</p> <p>(+) Base proposal meets 25-year space and security needs</p> <p>(+) Provides option to renovate Renwick Courthouse for other use.</p> <p>(-) J & DR Court and public restrooms demolished, and no mention of NEW Public Restrooms for Visitor's Center</p> <p>(-) No tunnel provided in the Base Option 2 proposal cost (however, an Add Alternate price of \$353,523 was provided)</p>	<p>(+) City gains 707 Princess Anne site</p> <p>(+) GDC building is renovated</p> <p>(+) JDR building is replaced</p> <p>(+) Future expansion towards City Hall</p> <p>(+) New restrooms provided for Visitor's Center</p> <p>(+) Base proposal meets 25-year space and security needs</p> <p>(+) Provides option to renovate Renwick Courthouse for other use.</p> <p>(+) Provides Secure Tunnel Connecting Main Courthouse to renovated GDC Courthouse</p>	<p>(+) GDC building is renovated</p> <p>(+) New fire station building in 2012 (vs. 2022) provides: operating efficiencies, training facility improvements, potential to upgrade EOC, and relocates Fire command staff from Exec. Plaza.</p> <p>(+) Base proposal meets 25-year space and security needs</p> <p>(+) Provides option to renovate Renwick</p> <p>(-) Fire station not in historic district</p> <p>(-) JDR building vacant</p> <p>(-) No mention of NEW Public Restrooms for Visitor's Center (existing remained)</p>

Evaluation Factors Summary Chart		WM Jordan	FirstChoice	Donley's
No.	Required Elements			
No.	Evaluation Factors	Color Score	Color Score	Color Score
1.1	QUALIFICATIONS AND EXPERIENCE			
1.2	RESOURCES			
1.3	LEADERSHIP STRUCTURE/KEY PERSONNEL EXPERIENCE			
1.4	MANAGEMENT APPROACH			
1.5	REFERENCES			
1.6	FINANCIAL CONDITION			
1.7	SAFETY PERFORMANCE			
1.8	CLAIMS/FINAL RESOLUTION/JUDGEMENTS			
1.9	FAILURE TO COMPLETE			
1.10	OTHER RELEVANT CRITERIA	N/A	N/A	N/A
1.11	OPTIONAL INFORMATION	N/A	N/A	N/A
2	PROJECT FINANCING (COST)			
3.1	PROJECT CHARACTERISTICS			
3.1A	ARCHITECTURAL STYLE AND MATERIALS			
3.1B	SCALE AND HEIGHT			
3.1C	CONSOLIDATE COURT FUNCTIONS			
3.1D	FUNCTIONALITY OF LAYOUTS			
3.1E	PHASING			
3.2	SCHEDULE			
4	PROJECT BENEFITS AND COMPATABILITY	N/A	N/A	N/A
5	OTHER FACTORS			
Color Scoring				
	Meets or Exceeds Project requirements			
	Caution or Clarifications required			
	Does not meet project requirements			
	Not required by RFI			
?	Requires review by City Staff			

Remaining Options

		WM Jordan Opt. 3	WM Jordan Opt. 2	WM Jordan Opt. 1	FirstChoice	Donley's Opt. 2	Donley's Opt. 3	Donley's Opt. 1	Donley's Opt. 4	Donley's Opt. 5
		JDR Ex. Plaza 4-St	w/o Renwick Bldg.	With Renwick		JDR remains or moves	JDR move to Exec. Plaza	Reduced Base Design	JDR move to New	Adjusted Base Design
Reimbursable Costs										
	Site Construction	\$ 460,460	\$ 759,710	\$ 834,710	\$ 838,400	\$ 1,405,400	\$ 1,465,400	\$ 1,423,000	\$ 1,405,400	\$ 1,413,000
	Building Construction	\$ 17,730,765	\$ 21,221,713	\$ 24,110,276	\$ 26,142,931	\$ 24,255,100	\$ 25,591,600	\$ 25,771,500	\$ 26,517,200	\$ 26,770,200
	Builder's Risk Insurance	\$ 45,509	\$ 53,107	\$ 60,292	\$ 52,000	\$ 47,300	\$ 49,600	\$ 49,800	\$ 51,000	\$ 51,400
8	Subtotal of Site, Building and Risk Insur. Costs	\$ 18,236,734	\$ 22,034,530	\$ 25,005,278	\$ 27,033,331	\$ 25,707,800	\$ 27,106,600	\$ 27,244,300	\$ 27,973,600	\$ 28,234,600
	Inspection and Testing	\$ 30,000	\$ 50,000	\$ 50,000	\$ 125,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
	Fixtures and Equipment Allowance	\$ 1,213,000	\$ 1,335,250	\$ 1,510,250	\$ 2,177,500	\$ 2,200,000	\$ 2,200,000	\$ 2,200,000	\$ 2,200,000	\$ 2,200,000
	Private Entity's Contingency	\$ 2,000,000	\$ 1,758,513	\$ 1,995,568	\$ 2,050,000	\$ 1,437,400	\$ 1,503,200	\$ 1,500,100	\$ 1,545,100	\$ 1,542,400
	Commissioning (Cx)	\$ 75,000	\$ 75,000	\$ 85,000	\$ 60,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000
15	Subtotal Inspec. & Test., Priv. Entity Contingency and Cx	\$ 3,318,000	\$ 3,218,763	\$ 3,640,818	\$ 4,412,500	\$ 3,847,400	\$ 3,913,200	\$ 3,910,100	\$ 3,955,100	\$ 3,952,400
	(line 15 / line 8)	18.2%	14.6%	14.6%	16.3%	15.0%	14.4%	14.4%	14.1%	14.0%
	Subtotal of Reimbursable Costs	\$ 21,554,734	\$ 25,253,293	\$ 28,646,096	\$ 31,445,831	\$ 29,555,200	\$ 31,019,800	\$ 31,154,400	\$ 31,928,700	\$ 32,187,000
Fixed Costs										
	Architecture/Engineering Fee and Expenses	\$ 1,844,978	\$ 2,152,970	\$ 2,444,278	\$ 2,310,000	\$ 3,404,500	\$ 3,404,500	\$ 3,404,500	\$ 3,404,500	\$ 3,404,500
	General Contractor Fee	\$ 1,200,000	\$ 1,300,000	\$ 1,500,000	\$ 1,220,000	\$ 967,800	\$ 1,009,300	\$ 1,013,100	\$ 1,035,000	\$ 1,042,300
	Subtotal of Fixed Costs	\$ 3,044,978	\$ 3,452,970	\$ 3,944,278	\$ 3,530,000	\$ 4,372,300	\$ 4,413,800	\$ 4,417,600	\$ 4,439,500	\$ 4,446,800
	Fire Station Land Costs	\$ -	\$ -	\$ -	\$ -	\$ 1,550,000	\$ 1,550,000	\$ 1,550,000	\$ 1,550,000	\$ 1,550,000
CONTRACT COST LIMIT										
	Reimbursable + Fixed Fee Costs (not to exceed)	\$ 24,599,712	\$ 28,706,263	\$ 32,590,374	\$ 34,975,831	\$ 35,477,500	\$ 36,983,600	\$ 37,122,000	\$ 37,918,200	\$ 38,183,800
CCL with Only "Add/Alt. Replace HVAC @ Executive Plaza"										
	Add/Alt. Replace HVAC @ Executive Plaza (add)	\$ 2,003,616	\$ 2,003,616	\$ 2,003,616	\$ 1,677,263	\$ 934,900	\$ 934,900	\$ 934,900	\$ 934,900	\$ 934,900
		\$ 26,603,328	\$ 30,709,879	\$ 34,593,990	\$ 36,653,094	\$ 36,412,400	\$ 37,918,500	\$ 38,056,900	\$ 38,853,100	\$ 39,118,700
ALTERNATE PRICES										
	Add/Alt. Replace HVAC @ Executive Plaza (add)	\$ 2,003,616	\$ 2,003,616	\$ 2,003,616	\$ 1,677,263	\$ 934,900	\$ 934,900	\$ 934,900	\$ 934,900	\$ 934,900
	Omit Renov. of Exist. GDC Bldg. & Omit New Tunnel (deduct)	\$ -	\$ -	\$ -	\$ (5,384,004)	\$ -	\$ -	\$ -	\$ -	\$ -
	Add/Alt. Tunnel from JDR to GDC (add)	\$ -	\$ 353,523	\$ 353,523	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Add/Alt. Reduce Building Height by 4'-0" (deduct)	\$ -	\$ (118,456)	\$ (118,456)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Add/Alt. for Fire Station Location @ 1917 Princess Anne	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Add/Alt. 4th Apparatus Bay @ Fire Station (add)	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
	Add/Alt. 3,000 SF of Additional Space into the Fire Station (add)	\$ -	\$ -	\$ -	\$ -	\$ 375,000	\$ 375,000	\$ 375,000	\$ 375,000	\$ 375,000
	Add/Alt. for Basic HVAC Upgrade @ Executive Plaza (add)	\$ -	\$ -	\$ -	\$ -	\$ 205,000	\$ 205,000	\$ 205,000	\$ 205,000	\$ 205,000
	Add/Alt. Finish Shell Space on Lev. 3 of New Courthouse (add)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,300	\$ -
	Add/Alt. Finish Shell Space on Lev. 2/3 of New Courthouse (add)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 239,000
	CCL w/ ALL ALTERNATES	\$ 26,603,328	\$ 30,944,946	\$ 34,829,057	\$ 31,269,090	\$ 36,937,400	\$ 38,443,500	\$ 38,581,900	\$ 39,450,400	\$ 39,882,700
	Arranged Lowest to Highest Cost	WM Jordan Opt. 3	WM Jordan Opt. 2	WM Jordan Opt. 1	FirstChoice	Donley's Opt. 2	Donley's Opt. 3	Donley's Opt. 1	Donley's Opt. 4	Donley's Opt. 5

		WM Jordan Opt. 3	WM Jordan Opt. 2	WM Jordan Opt. 1
		JDR Ex. Plaza 4-St	w/o Renwick Bldg.	With Renwick
Reimbursable Costs				
	Site Construction	\$ 460,460	\$ 759,710	\$ 834,710
	Building Construction	\$ 17,730,765	\$ 21,221,713	\$ 24,110,276
	Builder's Risk Insurance	\$ 45,509	\$ 53,107	\$ 60,292
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	Fixtures and Equipment Allowance	\$ 1,213,000	\$ 1,335,250	\$ 1,510,250
	Private Entity's Contingency	\$ 2,000,000	\$ 1,758,513	\$ 1,995,568
	Commissioning (Cx)	\$ 75,000	\$ 75,000	\$ 85,000
15	Subtotal Inspec. & Test., Priv. Entity Contingency and Cx (line 15 / line 8)	\$ 3,318,000 18.2%	\$ 3,218,763 14.6%	\$ 3,640,818 14.6%
	Subtotal of Reimbursable Costs	\$ 21,554,734	\$ 25,253,293	\$ 28,646,096
Fixed Costs				
	Architecture/Engineering Fee and Expenses	\$ 1,844,978	\$ 2,152,970	\$ 2,444,278
	General Contractor Fee	\$ 1,200,000	\$ 1,300,000	\$ 1,500,000
	Subtotal of Fixed Costs	\$ 3,044,978	\$ 3,452,970	\$ 3,944,278
	Fire Station Land Costs	\$ -	\$ -	\$ -
CONTRACT COST LIMIT				
	Reimbursable + Fixed Fee Costs (not to exceed)	\$ 24,599,712	\$ 28,706,263	\$ 32,590,374
CCL with Only "Add/Alt. Replace HVAC @ Executive Plaza"				
	Add/Alt. Replace HVAC @ Executive Plaza (add)	\$ 2,003,616	\$ 2,003,616	\$ 2,003,616
		\$ 26,603,328	\$ 30,709,879	\$ 34,593,990
ALTERNATE PRICES				
	Add/Alt. Replace HVAC @ Executive Plaza (add)	\$ 2,003,616	\$ 2,003,616	\$ 2,003,616
	Omit Renov. of Exist. GDC Bldg. & Omit New Tunnel (deduct)	\$ -	\$ -	\$ -
	Add/Alt. Tunnel from JDR to GDC (add)	\$ -	\$ 353,523	\$ 353,523
	Add/Alt. Reduce Building Height by 4'-0" (deduct)	\$ -	\$ (118,456)	\$ (118,456)
	Add/Alt. for Fire Station Location @ 1917 Princess Anne	\$ -	\$ -	\$ -
	Add/Alt. 4th Apparatus Bay @ Fire Station (add)	\$ -	\$ -	\$ -
	Add/Alt. 3,000 SF of Additional Space into the Fire Station (add)	\$ -	\$ -	\$ -
	Add/Alt. for Basic HVAC Upgrade @ Executive Plaza (add)	\$ -	\$ -	\$ -
	Add/Alt. Finish Shell Space on Lev. 3 of New Courthouse (add)	\$ -	\$ -	\$ -
	Add/Alt. Finish Shell Space on Lev. 2/3 of New Courthouse (add)	\$ -	\$ -	\$ -
CCL w/ ALL ALTERNATES		\$ 26,603,328	\$ 30,944,946	\$ 34,829,057
		WM Jordan Opt. 3	WM Jordan Opt. 2	WM Jordan Opt. 1
Arranged Lowest to Highest Cost				

WM Jordan Option 1 =
Original Proposal with
Revised Elevations; including
Renwick Building

WM Jordan Option 2 =
Original Proposal with
Revised Elevations without
Renwick Building

WM Jordan Option 3 =
Permanent JDR in Exec
Plaza; 4 story Court Building;
No separate Circuit Court;
without Renwick Building

		Donley's Opt. 2	Donley's Opt. 3	Donley's Opt. 1	Donley's Opt. 4	Donley's Opt. 5
		JDR remains or moves	JDR move to Exec. Plaza	Reduced Base Design	JDR move to New	Adjusted Base Design
Reimbursable Costs						
	Site Construction	\$ 1,405,400	\$ 1,465,400	\$ 1,423,000	\$ 1,405,400	\$ 1,413,000
	Building Construction	\$ 24,255,100	\$ 25,591,600	\$ 25,771,500	\$ 26,517,200	\$ 26,770,200
	Builder's Risk Insurance	\$ 47,300	\$ 49,600	\$ 49,800	\$ 51,000	\$ 51,400
8	Subtotal of Site, Building and Risk Insur. Costs	\$ 25,707,800	\$ 27,106,600	\$ 27,244,300	\$ 27,973,600	\$ 28,234,600
	Inspection and Testing	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
	Fixtures and Equipment Allowance	\$ 2,200,000	\$ 2,200,000	\$ 2,200,000	\$ 2,200,000	\$ 2,200,000
	Private Entity's Contingency	\$ 1,437,400	\$ 1,503,200	\$ 1,500,100	\$ 1,545,100	\$ 1,542,400
	Commissioning (Cx)	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000
15	Subtotal Inspec. & Test., Priv. Entity Contingency and Cx (line 15 / line 8)	\$ 3,847,400 15.0%	\$ 3,913,200 14.4%	\$ 3,910,100 14.4%	\$ 3,955,100 14.1%	\$ 3,952,400 14.0%
	Subtotal of Reimbursable Costs	\$ 29,555,200	\$ 31,019,800	\$ 31,154,400	\$ 31,928,700	\$ 32,187,000
Fixed Costs						
	Architecture/Engineering Fee and Expenses	\$ 3,404,500	\$ 3,404,500	\$ 3,404,500	\$ 3,404,500	\$ 3,404,500
	General Contractor Fee	\$ 967,800	\$ 1,009,300	\$ 1,013,100	\$ 1,035,000	\$ 1,042,300
	Subtotal of Fixed Costs	\$ 4,372,300	\$ 4,413,800	\$ 4,417,600	\$ 4,439,500	\$ 4,446,800
	Fire Station Land Costs	\$ 1,550,000	\$ 1,550,000	\$ 1,550,000	\$ 1,550,000	\$ 1,550,000
CONTRACT COST LIMIT						
	Reimbursable + Fixed Fee Costs (not to exceed)	\$ 35,477,500	\$ 36,983,600	\$ 37,122,000	\$ 37,918,200	\$ 38,183,800
CCL with Only "Add/Alt. Replace HVAC @ Executive Plaza"						
	Add/Alt. Replace HVAC @ Executive Plaza (add)	\$ 934,900	\$ 934,900	\$ 934,900	\$ 934,900	\$ 934,900
		\$ 36,412,400	\$ 37,918,500	\$ 38,056,900	\$ 38,853,100	\$ 39,118,700
ALTERNATE PRICES						
	Add/Alt. Replace HVAC @ Executive Plaza (add)	\$ 934,900	\$ 934,900	\$ 934,900	\$ 934,900	\$ 934,900
	Omit Renov. of Exist. GDC Bldg. & Omit New Tunnel (deduct)	\$ -	\$ -	\$ -	\$ -	\$ -
	Add/Alt. Tunnel from JDR to GDC (add)	\$ -	\$ -	\$ -	\$ -	\$ -
	Add/Alt. Reduce Building Height by 4'-0" (deduct)	\$ -	\$ -	\$ -	\$ -	\$ -
	Add/Alt. for Fire Station Location @ 1917 Princess Anne	\$ -	\$ -	\$ -	\$ -	\$ -
	Add/Alt. 4th Apparatus Bay @ Fire Station (add)	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
	Add/Alt. 3,000 SF of Additional Space into the Fire Station (add)	\$ 375,000	\$ 375,000	\$ 375,000	\$ 375,000	\$ 375,000
	Add/Alt. for Basic HVAC Upgrade @ Executive Plaza (add)	\$ 205,000	\$ 205,000	\$ 205,000	\$ 205,000	\$ 205,000
	Add/Alt. Finish Shell Space on Lev. 3 of New Courthouse (add)	\$ -	\$ -	\$ -	\$ 72,300	\$ -
	Add/Alt. Finish Shell Space on Lev. 2/3 of New Courthouse (add)	\$ -	\$ -	\$ -	\$ -	\$ 239,000
	CCL w/ ALL ALTERNATES	\$ 36,937,400	\$ 38,443,500	\$ 38,581,900	\$ 39,450,400	\$ 39,882,700
	Arranged Lowest to Highest Cost	Donley's Opt. 2	Donley's Opt. 3	Donley's Opt. 1	Donley's Opt. 4	Donley's Opt. 5

Donley's Option 1 =
Reduced Base Design
(per RFI)

Donley's Option 2 =
JDR remains in current
location until GDC can
renovate; 2A = JDR to
Renwick (leaseback)

Donley's Option 3 =
JDR to Exec Plaza (10
year life)

Donley's Option 4 =
JDR to New Courthouse
instead of GDC
renovation

Donley's Option 5 =
Original Concept
Proposal with new
exterior; future capacity

